



BOROUGH GOSSIP

Downtown Residents Look Upon Old Saloon as a Hoodoo.

Brooklynites of the downtown section are beginning to look upon a bit of superstition draped upon the old saloon at Smith and Jay streets, where John Whitford ran the saloon. Upstairs was a lodge room and a kitchen, and on the third floor an attic bedroom. Sometimes he would use the bedroom instead of going to his home in Sheepshead Bay, where he lived with relatives. On the night of May 12 he remained in town. The next morning he was found dead and his jewelry and money were gone. No one knew anything about the murder until hours after it had occurred, because not even a watchman was on the premises at the time. The saloon was closed for months and then it was opened by James F. Clarke. In January his brother, Matthew Clarke, who acted as his bartender, suddenly dropped dead. His death was due to heart disease. Last week Clarke returned to his home and seriously ill. Physicians were called, and found that he was suffering from apoplexy. He died a few hours later. Adding to the mystery of the family his eight-year-old son was attacked by a vicious bulldog. He has been making the Pasteur treatment. The neighbors admit that the misfortunes of the Clarke family may have been only coincidences, but they have their own opinion about the saloon.

A plan is on foot to establish a co-operative grocery store in Flatbush. The plan has been worked out by a committee of the Flushing Terrace Association. Letters have been sent out to the householders of the section asking their help in the enterprise. The committee proposes to incorporate "The Glenwood Mutual Association," with a capital of \$5,000. This will not be done until there is reason to believe that more than two hundred families can be banded together to trade with the store. It is estimated that \$1,200 will be required to fit up a store, and that the cost of maintenance will be about \$4,500 a year. The committee expects to do \$50,000 worth of business a year and to make a net profit of \$5,000 annually. This will be handed over to the stockholders, who will thus make 100 per cent profit a year on their investment. While making 100 per cent for its backers, the store will sell goods much cheaper than the ordinary grocery—according to the organizers.

Burton Holmes will give the last of his course of illustrated lectures on travel under the auspices of the Brooklyn Institute of Arts and Sciences on Wednesday. His topic will be "Buenos Ayres, the Paris of America." A new course of lectures on travel has been started by Emanuel M. Newman. His lectures fall on Saturday afternoons and evenings. His next lecture will be on "Recreation and Values." Next Saturday afternoon the New York Symphony Orchestra will give a "Young People's Concert." An entire Wagner programme will be rendered. Beatrice Forbes-Robertson will give three special Lenten lectures on Wednesday evenings, beginning with March 13.

Corporation Counsel Watson has made formal motions in the Supreme Court to have condemnation commissioners appointed in the two actions begun by the city to acquire parks at Coney Island and Rockaway Beach. No opposition was made to the motions, and Justice Maran granted them, saying he would be pleased to welcome suggestions from the interested in the personnel of the commissions. It was said that the Corporation Counsel's office was particularly anxious for the prompt appointment of the Coney Island commission, as the city holds an option on Dreamland, which expires on April 15.

TO HOLD COUNTRY CIRCUS.

The members of the Central Young Men's Christian Association will hold their annual "Country Circus" on March 11 and 12. There will be a real circus ring on the gymnasium floor, with twelve circus acts and side shows.

A SEVERE BLOW.

"Why are you so bitter against Uncle Nebuchadnezzar?" "He lost his money shortly after we named the baby for him."—Pittsburgh Post.

Items of News from the Pacific Slope

[By Telegraph to The Tribune.] San Francisco, March 2.—With both Taft and Roosevelt boosters busy and both expressing confidence in their ability to carry the state at the primary election, California has entered on the liveliest preliminary campaign in the state's history. Both factions have formed strong organizations, but there is a marked difference between them. The Taft leaders are men who for years have been Republican dictators of the state. They are men who are allied with the national party organization. Back of the Roosevelt campaign are the men who control the Republican state machine, headed by Governor Johnson. During his entire term in office the Governor has been building a machine for use against the day of need. This day has arrived, and the machine has been well oiled for the coming contest. Although the Taft leaders in the state seem to think they will have an easy victory, shrewd political observers are inclined to the opinion that the President's supporters are underestimating the strength of their opponents. As the battle must be fought in the open without the aid of political strategy, which is possible under the convention system, and a final decision must be made at the polls, the voice of the people will settle the matter. Roosevelt undoubtedly still has a strong hold on the people of the state, although many balk at the third term idea. In spite of the prejudice against a third term, it seems to be altogether likely that Roosevelt will defeat Taft at the primaries.

Under a law passed by the last Legislature in April will see scores of towns and districts in the state decide for or against annexation. In sixty-two places the people will be asked to decide whether they will cast out the saloons. The anti-saloon element has been waging an active campaign for months, and the leaders express the belief that they will win in most of the towns. The saloon forces have not carried on the contest with the same vigor as their opponents. Under the new law residents of any superlative district in any county have a right to decide by ballot whether that district shall be wet or dry territory. In some counties every district will vote on the liquor issue this spring.

The trial of former Mayor Eugene Schmitz, charged with bribing supervisors which closed this week, has presented another curious legal tangle for which graft cases have been remarkable. When the District Attorney announced that he had no more witnesses to call, counsel for Schmitz also declared that he was ready to submit the case. Judge Lawlor refused to permit this, but continued the case until next week, in spite of the protests of both the District Attorney and the lawyers for the defense. An appeal was then taken to the Court of Appeals for a writ of mandamus to compel Judge Lawlor to show cause why

FEW LEAP YEAR BRIDES

Easter Wedding Calendar of Brooklyn Is Short.

From present indications the Easter wedding calendar is not likely to be a crowded one. One of the few dates which has already been set for the marriage of Miss Isabel Oliver Cooper and Frederick Milbank Kerr, whose engagement was announced last October at the wedding of Miss Gertrude Taylor and William H. B. Cooper, a brother of the bride. Mrs. Cooper will be Miss Cooper's only attendant on the occasion of her marriage, which is to take place on Thursday, April 25, at the home of her parents, Mr. and Mrs. Charles Cooper, No. 174 Hancock street. Robert H. Kerr, of Manhattan, will be the best man, and chosen for ushers are William H. B. Cooper, William B. Anderson, of Yonkers; James Kane, of Boston, and Hamilton, Kerr, of Manhattan. Mr. Kerr is the son of the late Mr. and Mrs. Frederic M. Kerr, of Manhattan.

St. Paul's Church, Flatbush, will be the scene of the wedding of Miss Florence D. Morrison and Julius Robert Schmeitzer on Wednesday evening, April 17. Miss Morrison is the daughter of Mrs. Cornelius Morrison, of No. 79 Canarsie Lane, and a sister of Mrs. Arthur Wellington Opp (Blanche Morrison), who now makes her home in Plainfield, N. J. Miss Alline Williams is to be maid of honor, and the bridesmaids will be Miss Elvia Zabriskie, Miss Lily Schmeitzer, Miss Helen Latson, Miss Dorothy Wandel, Miss Helen Millard, of Brooklyn, and Miss Mildred Williams, of Hackensack. Little Miss Katherine Opp will act as flower girl for her aunt.

Mr. Schmeitzer is the son of the late Robert Schmeitzer. His best man will be Chester U. Palmer, and serving as usher will be Edwin Kelson, Jr. Keith McVaugh, T. Preston Ward, of this borough; Franklin Palmer, of Manhattan; Herman Harrison and R. Hamilton Torrey, of Clinton, N. Y. Miss Morrison, who is to be given away by her brother, Daniel Livingston Morrison, was graduated from Packer in 1910.

A recently announced engagement is that of Miss Ruth Elizabeth Cromble and William Gordon Kelsa, Jr., of Jersey City. Miss Cromble is the daughter of Thomas Turner Barr, formerly of South Oxford street.

Mrs. Walter Fitch and her debutante daughters, Miss Marion Fitch and Miss Estelle Fitch, will receive Tuesday, March 12 and 26, at their home, No. 307 Garden Place.

Mrs. Charles De Witt Bruyn, of No. 102 Lefferts Place, announces the engagement of her daughter, Miss Jessie B. Bruyn, to Lavater E. White, son of Captain and Mrs. George White, of No. 104 Lefferts Place.

An out-of-town wedding next week will be that of Miss Agnes Robertson Brandt, daughter of Mr. and Mrs. Fremont Nicholas Brandt, of Cranford, N. J., and Horton Wheeler Roe. Mr. Roe is the son of Mr. and Mrs. Frederick Wheeler Roe, of No. 960 Park Place. The wedding will take place on Wednesday.

The chapel of the Packer Institute will be the scene of the wedding on Saturday, March 16, of Miss Marion Lethrop Stafford and Percy T. Edron. Mrs. Lethrop Stafford (Jean Edron) will be the bride's only attendant. Charles W. Johnson is to be the best man and Halsey Stafford, Martin C. Reddy, Edward Bacon and Arthur Norman Edron will act as ushers. Miss Stafford is the daughter of Mrs. Lethrop P. Stafford, of No. 194 Clinton street.

Mrs. Edwin James Scrimmer will give a bridge at the Hotel St. George Wednesday afternoon.

Mrs. Walter Vanderbilt McFarlan will act as maid of honor at the wedding of her sister, Miss Lily Loretz and Francis Joseph Armstrong, of Manhattan, which will take place at the Pouch Gallery, on Tuesday evening, March 26. The bridesmaids will be Miss Clara Armstrong, Miss Florence Armstrong, Miss Dorothy Hensell, and Miss Gertrude Irish. Renning Hensell, of East Orange, has been chosen to act as best man, and Walter McFarlan, Edward Andrews, of Dayton, Ohio, and Thomas Scofield, of Newark, are named as ushers.

Miss Loretz is the daughter of Mrs. E. S. Loretz.

Registration for the coming bond election closed this week, and for the first time women's votes will figure in a contest. When the registration lists were closed there were about 12,000 women enrolled, while the men numbered about 102,000. These women are registered within about two weeks, since the call for a bond election was issued. For the Presidential primary the vote of the women will be much heavier. It was noted by the registry clerks that in spite of all the talk of women trying to conceal their ages they made no objection to telling their ages to the clerks.

An interesting instance of the law's procedure was seen in the trial of S. R. Stanley, who a short time ago shot and killed J. J. Moore, a capitalist, with whose wife Stanley was having an affair. At the trial Stanley declared that Moore fired the first shot and offered a plea of self-defense. When the prosecution tried to introduce evidence showing the extent of the friendship between Mrs. Moore and Stanley they were blocked by the court's refusal to permit such evidence to be presented. The permit such evidence, under the ruling, consisted only of the bare facts of the shooting, and there were no witnesses to the actual shooting, a verdict of acquittal was the only possible result.

SUNDAY'S NEW-YORK TRIBUNE

Mailed anywhere in the United States for \$2.50 a year.

MISS EDITH MAE CONNOR.

MRS. ROBERT W. CONNOR.

MISS EVELYN KRONMAN.



R. Loretz, of No. 121 Park Place. She will be given away by her uncle, Charles E. Satterlee. Next Wednesday Miss Matthews will entertain the bridesmaids at a tea-party. On Friday, March 15, Mrs. McFarlan will give a luncheon for her sister at her home, No. 327 Sterling Place.

The date for the second annual entertainment of the Brooklyn Junior League has been changed from Tuesday, April 2 to Thursday, the 11th. It will consist of "Snowdrops" in pantomime, which is now being arranged for that purpose by Miss Winifred Notman, chairman of the entertainment committee. Special music for the occasion is being composed by Timothy Mather Spellman. It will take place at the Heights Casino.

Mr. and Mrs. Alden S. Swan, of No. 189 Columbia Heights, gave a dinner followed by bridge on Wednesday evening. Their guests were Mr. and Mrs. William C. Beecher, Mr. and Mrs. Eben J. Knowlton, Mr. and Mrs. Sylvester L. Blood, Mr. and Mrs. George W. Kenyon and Mr. and Mrs. S. Edwin Buchanan. Spring flowers were used in the decorations.

The Misses Emma and Frieda Walther, of No. 87 Carroll street, gave an informal tea last Sunday afternoon. Killarney roses and mignonette decorated the rooms, and presiding over the tea table were Mrs. Gullian Ross, Mrs. Eugene Alfred Widmann and Miss Sallie Hodges.

Two children's plays, "Editha's Burglar" and "The Open Door," will be given at the Academy of Music Saturday afternoon, March 30, for the benefit of the Brooklyn Free Kindergarten. They are to be under the direction of Miss Herts and the play will be taken by members of the Children's Dramatic Club of the Church of the Pilgrims. On the committee are Mrs. M. G. Atwell, Mrs. Edward C. Blum, Mrs. Evelyn Childs, Mrs. L. Sherwood Coffin, Mrs. F. L. Crawford, Mrs. Thomas L. Leeming, Miss Kimball, Mrs. Luke Lockwood, Mrs. Frederic B. Pratt, Mrs. George D. Pratt, Mrs. Herbert Tuttle and Mrs. Edwin C. Ward.

For the benefit of the Vassar Students' Aid Society "The Elopement of Ellen" will be given at Memorial Hall Saturday evening, April 13. The cast will include Miss Mabel Holman, Miss Florence Jasser, Miss Dorothy H. Ruppel, Miss Elsie Tilton, Miss Pearl Wilson and Miss Elsie Yates.

"The Duke of Killarney" the play which the Williams Dramatic Club will present at the Masonic Temple Monday evening, April 8, will be followed by a dance. In the afternoon Mrs. William L. Moffatt, of No. 49 Willow street, will give a tea for the friends of her son, David Moffatt, of Williams 14.

There has been such a generous response from all owners of fine paintings that the loan exhibition which is to be given for the benefit of the Little Italy Settlement this month promises to be of exceptional merit. In addition to the paintings will be some bronzes and a few rare rugs. Among those who have contributed are Mr. and Mrs. James L. Morgan, Mr. and Mrs. John Hill Morgan, Mr. and Mrs. H. Edward Dreier, Mrs. George H. Prentiss, Mrs. Edwin Packard, Miss Benson and the Rev. Dr. Newell Dwight Hillis.

The exhibition will open with a private view on March 13, when Mrs. A. A. Low, Mrs. James L. Morgan and Mrs. Frederic B. Pratt will receive. It will continue for a fortnight. Mrs. Herbert L. Pratt is chairman of the committee, which includes Mrs. Lewis Mills Glibb, Mrs. Otis Swan Carroll, Miss Dorothea Dreier, Miss Elizabeth Dutcher, Mrs. John Garrett Underhill, Miss Florence Knapp, Otto Beck, Howard Hadden, Professor Franklin W. Hooper, Hamilton E. Field, Clinton L. Rossiter, Howard F. Whitney and James Jenkins, Jr. The exhibition will be under the joint auspices of the Brooklyn Institute and the Little Italy Neighborhood Association. It will be held in the Art Rooms, No. 174 Montague street.

Mr. and Mrs. Frank C. Munson are spending a month in Cuba.

Next Wednesday will bring the first of the spring weddings—that of Miss Elizabeth Oland and David Duncan, Jr. The ceremony and reception will take place at the home of the bride's parents, Judge and Mrs. L. Raymond Oland, at No. 45 Eighth street. In compliment to Miss Oland there has been much entertaining in the last fortnight. Among those who have given luncheons for her are Miss Dorothy Demarest, Miss Ada Winslow and the Misses Wilmoth and Virginia Cosby.

Miss Margaret Oland will be her sister's maid of honor, and another sister, Miss Catherine Oland; Miss Demarest, Miss Marion Gaynor and Miss Emma Teburt, will act as bridesmaids. James Conger is to be the best man. There will be no ushers.

The series of musicales given last week by Professor and Mrs. Robert W. Connor at their studio, No. 549 Greene avenue, was largely attended by the friends of their pupils, and coming, as it did, in the dull Lenten season, proved exceptionally enjoyable. The programme of each evening was of a high musical standard and finely executed.

Miss Evelyn Kronman, an advanced pupil of Professor Connor, by her perfection of technique in her rendition of Liszt's arrangement of the Mendelssohn "Wedding March," made herself the star of Friday evening. Another splendid number was "Denora," by Hoffman, played by Miss Alice Shuhart. Miss Shuhart was later heard in a piano duet with Miss Mildred Cramer. The musical programme was interspersed with songs by Miss Ethel Pickford and Miss Ethel Green gave several vocal selections. There was also a violin solo by Miss Ethel May Lopp.

Last evening Count Fabri, of Manhattan, contributed to the programme. Some of his pupils who sang were Miss Eulalia Candone and Miss Lillian Bouquet. Miss Edith Mae Connor, the little daughter of Mr. and Mrs. Connor, several times delighted the audience with her harp. Others who created a favorable impression were Miss Ruth Develin, Miss Lauretta Du Tot, soprano; Miss Adelaide Wisbert and Miss Emily Heitretter.

Brigadier General George R. Dyer, who was appointed Wednesday to command the 1st Brigade, vice Smith, retired, was sworn into his new office Thursday night. General Dyer began his military life as a private in Company K, of the 7th Regiment, on June 10, 1853.



MISS ESTELLE FANELLI.

GOWANUS CANAL CLEAN

Pumping Station Sends Foul Matter Far Out to Sea.

Gowanus Canal is at last almost a limpid stream! No one familiar with its former turbid aspect will wonder that it has cost the city \$300,000 to bring about the change, or that the city will have to pay about \$15,000 a year to maintain it in its new state. No Brooklynite is likely to consider the contents of the canal to the middle of the Atlantic Ocean would be a good while at almost any price. It took a good deal longer to achieve the present change than most changes take in this part of the country—a half century.

The new plant for cleansing the canal was accepted by the city on January 22 after many tests, and it is not only living up to the specifications, but has exceeded them by 15 per cent. Chief Engineer Fort, of the Bureau of Sewers, expressed great satisfaction yesterday at the working of the system.

The canal was opened in the Civil War days. It is of the tide-water variety, about a mile and a quarter long, extending from Butler street, near Smith street, to Gowanus Bay, off 23d street. Though neither long nor wide, it carries more traffic than any other canal in the city. It is a small sailing vessel continually jam it with its cargo of refuse, and the refuse is carried by the tide into the canal. The refuse is carried by the tide into the canal. The refuse is carried by the tide into the canal.

The announcement that Mayor Gaynor had taken a boat ride on Gowanus last June brought the big improvement, was under way to the general attention. The movement for the century years ago, drainage plant was started by the city. The movement for the century years ago, drainage plant was started by the city. The movement for the century years ago, drainage plant was started by the city.

Just before the city began to operate the new plant was put into operation. The city began to operate the new plant was put into operation. The city began to operate the new plant was put into operation.

The water at the head of the canal is nowadays so clean that it can be used for swimming. The water at the head of the canal is nowadays so clean that it can be used for swimming. The water at the head of the canal is nowadays so clean that it can be used for swimming.

Formerly a white vessel would require repainting after a few hours' stay in the canal. Live fish are now caught near the pumping station, where even eels could make their way and live in the old days. The odors have gone. What dirt is still seen in the water comes from the manufacturing plants along the canal. It can never be entirely done away with. The rain water sewers also carry some dirt into the canal. Where it was necessary to dredge out something like 15,000 cubic yards of sediment annually, the engineers now figure that scarcely a third of that amount will accumulate annually now.

The effect of the cleaning of the canal and the abolition of its odors will soon be evident in the real estate market. It is thought. One thing still remains to be done. The bulkheads should be replaced. They are decaying and have been patched in some places by property holders. A difficulty is to decide who is responsible for the repairs. The canal was to have been paid for by assessments. Half the assessments were paid and the city met the deficit. Now, the city owns storage yards of the Water Department and the Sewer Bureau on the canal as well as the street ends. The business men say that the city should pay the whole cost of building new bulkheads and the city considers that it is only responsible for the bulkheads beside its own property.



NATIONAL GUARD NEWS.

A number of officers and men of organizations of the national guard who performed drill service last week express the hope that their commands will not be among those selected to take part in the joint maneuvers scheduled to be held on the Connecticut border between August 10 and 20. Most officers and men do not mind. It is said, giving up a vacation every other year to perform military duty, but when it comes to giving up their vacation two years running the strongest kind of objections are heard.

"There are some people," said a well-known officer, "who appear bent on driving a willing horse to death in providing for instruction for the national guard. They think the citizen soldiers should give up all their time to the military, and reserve none for themselves and their families. Sooner or later these misinformed and inconsiderate officials will realize their mistake when they see depleted ranks of organizations, once filled with trustworthy men, willing to devote a reasonable part of their time to military duty, but who would not give up all their time."

It has now been decided that all three of the coast artillery regiments shall perform a two weeks' tour of duty at Fort H. G. Wright, Fisher's Island. Each regiment will have actual target practice with the heavy ordnance. The shooting this year will be under the same conditions as last year. The regular companies, and the regiments will be the same. Each regiment will also be classed as to its actual efficiency, after the target practice, in an official table. Officers of all three regiments will also be given increased responsibilities during the tour. The 8th Regiment will be on duty at Fisher's Island from July 6 to August 3, the 9th Regiment from July 20 to August 3, and the 13th Regiment from August 3 to 17.

Colonel Appleton of the 7th has received with regret the resignation of Captain Henry H. Brooks, assistant surgeon, on account of business. He joined the regiment as a private in Company F on October 1, 1895, and was appointed assistant surgeon April 21, 1900. Dr. Brooks was very highly respected in the regiment. It will interest the regiment to learn that it is among those on the schedule in the office of the adjutant general to be selected to take part in the joint maneuvers next August. In view of the fact that the command performed a tour of camp duty at Peekskill last summer the announcement will come as a surprise.

Company H of the 69th Regiment has elected Second Lieutenant John P. Hurley first lieutenant. Colonel Conley has ordered battalion drills to be held on the following nights until further orders: The 1st Battalion, under Major Lynch, on Mondays; the 2d Battalion, under Major Duffy, on Wednesdays; and the 3d Battalion, under Major Reville, on Thursdays. The walls of all the company rooms are to be frescoed and the designs are now being selected. Assistant Surgeon T. J. Barry has been honorably discharged.

Since then the Hudson & Manhattan Railroad Company has decided to erect an annex to its twin terminal buildings, at 30th street, in Nassau street have been made by the corporation for enlarging the downtown office area and there are several other plans being considered, and which will be made public soon, for building office structures this year in the lower part of Manhattan.

TO CHANGE SKYLINE

Big Office Buildings Planned for Downtown Zone.

COST TO BE MILLIONS

Increase in Speculative and Investment Operations in Many Districts of The Bronx.

Nearly every section of Manhattan furnished a fair number of sales to the budget of business transacted last week in the real estate market.

Sales of more than ordinary importance, however, were not as numerous as in the early part of February, but the general character of the trading was of the kind that holds the attention of persons accustomed to doing large tasks in realty walks. In other words, the trading was of a high quality.

The purchasing and building operations covered a wide area and foreboded the replacing of many old dwelling and business structures with big fireproof buildings at an early date.

In The Bronx there was a marked improvement in the volume of business, the larger activity of investors being mainly responsible for this condition. Moreover, a new high record square foot price for the borough was said to have been made by the sale by Williamson & Bryan for Eugene J. Busher of the three story frame building, on a lot 25x80 feet, on the north side of 149th street, 145 feet west of Melrose avenue, to the Corn Exchange Bank. Mr. Busher bought the lot for \$12,000 in 1904, the year in which the subway was opened; the bank paid him \$50,000 for the premises. As there is a square foot was \$250.

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On the plot will be put up a building for the exclusive use of a branch of the bank. Mr. Busher is only one of some hundred speculators who have been richly repaid for buying lots and other kinds of property in The Bronx.

Thousands of persons just entering realty walks will get large profits from Bronx investments if they buy now and sell three or four years hence.

The first sale in sixty years of a Manhattan plot near 24th street, which was owned by the Henry Plumer estate, was reported last week.

Other changes of ownership in Bronx properties last week included a five story flat house, No. 1958 Southern Boulevard; a two family house, No. 1540 Hoe avenue; a four story dwelling house, No. 444 East 171st street, and a five story new law apartment house, No. 1052 Fox street.

Along Broadway.

Some familiar sections of Broadway figured prominently in the realty news last week. There was a \$100,000 project launched in the downtown office district by a syndicate headed by Robert E. Dowling, negotiations for the purchase of the Café Martin, occupying the block front on the south side of 26th street, between Fifth avenue and Broadway, by a syndicate including George F. Johnson, Jr., and Leopold Kahn through David H. Hyman and the Douglas Robinson, Charles S. Brown, C. M. Plummer, and the sale of the Alta Crest apartment house, at the northeast corner of 158th street and Broadway.

The site of the old home of the Adams Express Company, at No. 57 to 61 Broadway, which was bought by the syndicate formed by Mr. Dowling, has long been suitable for improvement with a skyscraper. The proposed structure will be thirty stories and will be the fourth tallest office building in Manhattan.

This is the costliest building operation designed for a plot in the principal financial center of old New York in a long time, and it is a positive sign that the supply of spacious up-to-date offices in the district warrants an addition of such size and cost to the zone.

It seems only a few days ago that brokers who are supposed to be in close touch with the renting situation in the wholesale business and office regions in the lower part of Manhattan were exclaiming that the city was "topheavy" as regards downtown office buildings and that conditions were not likely to be improved in the near future.

These operations fully answer the question "How about the downtown office situation?" Conditions there are favorable for successfully carrying out all these undertakings.

Even if Mr. Dowling's syndicate was the only one with plans for a building in the district, that single plan would be considered by the majority of persons identified with the realty market as indicating that there was more room for more modern office structures.

Mr. Dowling is the foremost realty operator in this city. That is not the opinion of an individual, but the consensus of opinion in realty circles.

Trading in Zone.

The whole downtown district gave a good account of its strength last week. Buyers were found for the loft buildings, No. 7 to 11 Water street, for the William T. Garner estate holdings at the southeast corner of Hudson and Worth streets, with an L to No. 91 Thomas street, and the two story house No. 847 Hudson street.

William M. Halsted bought the Water street premises, which have a frontage of 52 1/2 feet and a depth of 71 feet, through the Charles F. Noyes Company from Albert H. Frankel and Morris Cooper.

Mr. Halsted controls, under a long term leasehold, the Centennial Building, occupying the block front in Broad street from Water to Front street, and with the purchase of No. 7 to 11 Water street, controls practically the entire block.

It is said that negotiations are pending for a sale of Nos. 7 and 9 Water street, for occupancy, and it is stated that under certain restrictive conditions Mr. Halsted would resell this part of the plot just acquired.

The Noyes Company has been active in this particular section recently, and some weeks ago reported that it had sold for Frederick P. Forster Nos. 102 and 104 Broad street and Nos. 44 and 46 Pearl street to a large corporation, which acquired the balance of the block front, Nos. 106 and 108 Broad street, and No. 16 Water street, a total plot of 11,000 square feet, which at some later date is to be covered with a high office building.

Gets Estate Plot.

William A. White & Sons sold the Garner estate holdings, at Hudson and Worth streets, to a new syndicate with a capital of \$50,000. The property has a frontage of 130 feet in Hudson street, 204 feet in Water street and 25 feet in Thomas street. The same brokers last summer leased this property to R. C. Williams & Co., who now occupy the entire Hudson street block front.

Hudson street at this point is rapidly being improved with high class business buildings, and this property is between the new ten story Franklin-Hudson Building, at Franklin and Hudson streets, and the new twelve story building at Hudson and Duane streets, built by Sonn Brothers and leased to Morse & Rogers for a long term of years.

There was considerable activity last week in the midtown loft zones and in the central Fifth avenue shopping district.

The four story brownstone dwelling house on a lot 26x36 feet at the northeast corner of 40th street and Fifth avenue, formerly the home of a family and more recently owned by the Knodler art firm, changed hands. It is now owned by George L. Slawson and Frederick G. Hobbs. Taylor Brothers and Paul D. Saxe were the brokers in the transaction.

Prior to 1907 the house was owned by the Bixby estate, and had long been the home of the Misses Furniss. In that year the Knodlers, in order to have a Fifth avenue site, with their lease on the northeast corner of Fifth avenue and 34th street expired, bought the property from the Bixby executors for \$50,000. When it came time for the Knodlers to move, however, many of the prominent art concerns had migrated north of 42d street, so they bought the old Lotis Club site, near 46th street, paying about \$60,000 for it. This they sold about a year ago to Daniel A. Loring for \$80,000, taking back a ground lease at \$45,000 a year net. The new Knodler Galleries have since been erected on the site. After deciding to go north of 42d street, the Knodlers placed the 40th street corner on the market. On the 131st tax list it was assessed at \$48,000, of which total \$475,000 represented the land value.

The five story dwelling house, No. 4 West 26th street, was leased last week by George Newman for Mrs. Ellen Goin Rios, to Charles Duven, importer of antiques.

Other important midtown transactions in the week was the leasing by James N. Wells & Sons for Katharine T. Moore to the Allerton Realty Company of the plot, 57x100 feet, at the southwest corner of 23d street and Eighth avenue; the purchase by Marcus Loew of the four story building at 30th street and Sixth avenue, adjoining the Greiner Square Theatre, and the purchase by the St. John's Park Realty Company of the three story dwelling house No. 256 West 17th street, through E. H. Ludlow & Co.

The 17th street plot, together with an adjoining site, will be improved in the near future with a mercantile building.

BROOKLYN ADVERTISEMENTS.

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